



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: Bellawoods, Phase 1 (Final Plat 2022-005)

Applicant: DILTINA Development Corporation

Property

Owner: DILTINA Development Corporation and Southern Latitude Investments, LLC

Location: North of Huntsville-Browns Ferry Road, East of Holladay Road

Request Summary

This is a request for a final plat for 47 lots on 118.77 acres in the Bellawoods Subdivision.



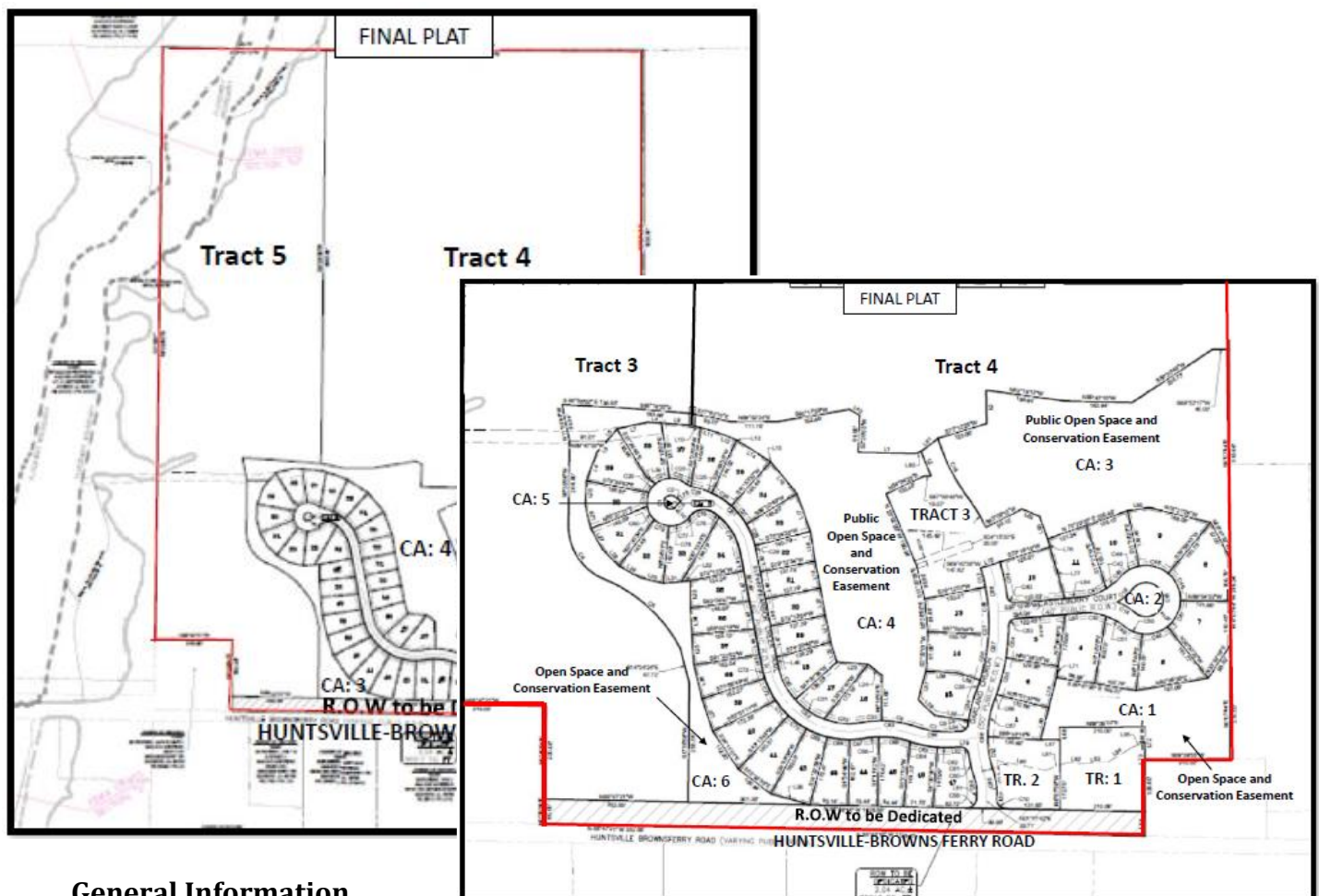
Recommendation

Motion to:

“Approve the Final Plat for Bellawoods, Phase 1 (FP2022-005) with contingencies.”

Project Request

This is a Final Plat for 47 lots, five tracts and six common areas. The smallest lot is Lot 21 with 9,340 square feet. The average lot size is 12,671 square feet. The subdivision includes five tracts: Tract 1 is the undeveloped commercial lot; Tract 2 is not slated for development; and Tracts 3, 4 and 5 will be future phases of the residential development. The subdivision will have six common areas: Common Areas 3 and 4 are designated for public open space and conservation easements; Common Areas 1 and 6 are designated as private open space and conservation easements; and Common Areas 2 and 5 are each located in the middle of a cul-de-sac bulb. Phase 1 proposes the dedication of 2,123 linear footage of new streets and the dedication of 2.04 acres along the north side of Huntsville-Browns Ferry Road for additional right-of-way.



General Information

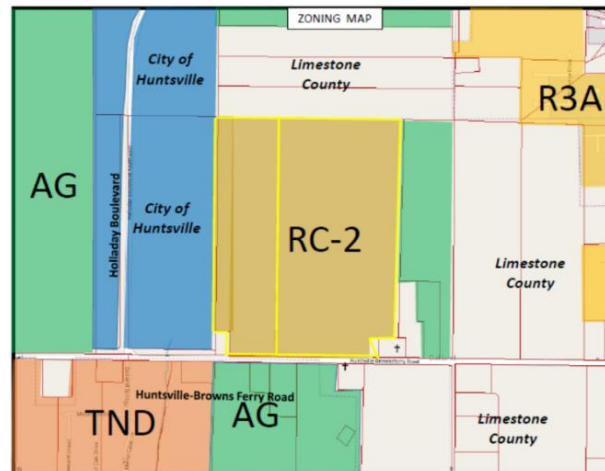
Background:

The preliminary plat for Bellawoods, Phase 1 was approved by the Planning Commission on January 21, 2021, and the preliminary plat for Bellawoods, Phase 2 was approved by the Planning Commission on April 21, 2022. This project is subject to a development agreement and has complied with those requirements to date.

June 16, 2022

Future Land Use, Zoning, and Existing Land Uses:

| TABLE 1 LAND USE AND ZONING INFORMATION | | | |
|---|---|--|---|
| Location | WSMP Vision Map | Zoning | Existing Land Use |
| Subject Site | MRC (Mixed Residential Conservation) & PNA (Parks & Natural Area) | RC2 (Residential Cluster District No. 2) | Farmland, partially wooded |
| North of Subject Property | PNA | Limestone County | Wooded |
| East of Subject Property | MR (Mixed Residential) | AG (agriculture) Limestone County | Farmland Church |
| South of Subject Property (across Huntsville-Browns Ferry) | PNAPNA NMU (Neighborhood Mixed Use) | AG Limestone County | Farmland & residential, partially wooded |
| West of Subject Property | n/a | City of Huntsville | Farmland, partially wooded |



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The subject property has two place types: MRC and PNA. The place types were reconfigured to match the final development boundaries based on the U.S. Army Corps of Engineers' delineation and location of open space with the set aside.
3. Growth Plan
The subject property is part of the Western Growth Area Key Development Area. Recommendations related to the subject property include speculation that *Huntsville-Browns Ferry Road* is a likely alternative to access I-65.

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The final plat is compliant with the Development Agreement (DA), Preliminary Plat and all applicable regulations. For the first final plat, the DA requirements included a review of the CC&Rs, provision of an easement for the open space in the first final plat, and dedication of the right-of-way along Huntsville-Browns Ferry Road. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Bellawoods, Phase 1/Final Plat
2. Final Plat dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Bellawood, Phase 1 Final Plat

Planning Department

1. Include dedication of public right-of-way along the north margin of the existing public right-of-way of Huntsville-Browns Ferry Road in Dedication Certificate
2. Submit plan showing the location of all mature trees on residential lots.
3. Legal Description and map have a discrepancy.

Engineering Department

1. Performance bond spreadsheet needs to reflect all improvements, not only sidewalks
2. Correct as-builts and re-submit
3. Overlay City-determined flood study on plat. City determined flood areas not being filled need to be shown as drainage easements.
4. Add the language for public ingress/egress over the common areas
5. Label and dimension all lines shown on the plat for what they are
6. Ensure the easements along the rear of lots 29-32 are parallel to the property line
7. Label area reserved for subdivision entrance signage as common area and not easement.
8. Pay \$2550.00 Sign Fee